

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE DEPUTY
ZONING VARIANCE	
W/S Old Grannary Court, 325 ft.	* ZONING COMMISSIONER
S of Vineyard Hill Road	
24 Old Grannary Court	* OF BALTIMORE COUNTY
1st Election District	
1st Councilmanic District	* Case No. 96-186-A
David S. Wiener, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by David S. Wiener and Mary T. Wiener, his wife, for that property known as 24 Old Grannary Court in the Foxhall Farm Section 2 subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 504 and 301.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (proposed rear deck) with a 6 ft. setback, in lieu of the required 11.25 ft., and to amend the Final Development Plan for Foxhall Farm Section 2 for lot No. 51. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

12/4/95
M. Dook


12/4/95

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 1995 that the Petition for a Zoning Variance from Sections 504 and 301.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (proposed rear deck) with a 6 ft. setback, in lieu of the required 11.25 ft., and to amend the Final Development Plan for Foxhall Farm Section 2 for lot No. 51 be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:mmn

ORDER RECEIVED FOR FILING

Date

By



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 24 Old Grannary Court
Catonsville, Maryland 21228

96-186-A

which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

V. B. 6. b (CMPP) SECT 50.4 AND
301.1A BCER (1971-1992) TO PERMIT AN OPEN PROJECTION (PROPOSED REAR DECK)
WITH A 6 FT. SETBACK IN LIEU OF THE REQUIRED 11.25 FT. AND TO AMEND
THE FINAL DEV PLAN FOR FOXHALL FARM SECT 2 FOR LOT #5A
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty: Proposed back wooden deck size insufficient for practical use due to zoning setback requirements for this area in light of unusual shaped lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

David S. Wiener + Mary T. Wiener

(Type or Print Name)

Signature

1205 Rockwood Drive

Address

West Chester Pennsylvania 19380

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

Trafalgar House Residents

(Type or Print Name)

Signature

Brooks R Palmer

(Type or Print Name)

Signature

8965 Guilford Road 720-5071

Address

Phone No.

Columbia MD 21046

City

State

Zipcode

Name, Address and phone number of representative to be contacted re.

Max H Wiener P.E.

Name

2031 Edmondson Ave 747-3921

Address

Phone No.

CATONSVILLE MD 21228

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 191

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) ^{will} ~~does/do~~ presently reside at 24 Old Grannary Court
Caronsville, Maryland 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical Difficulty: Proposed back wooden deck size is insufficient for practical use due to county zoning set back requirements for this area in light of an usually shaped lot.
Requesting that deck be allowed to be 6 feet from property center line instead of 11 feet 3 inch requirement under Baltimore county code.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

David S. Wiener
(signature)
David S. Wiener
(type or print name)



Mary T. Wiener
(signature)
Mary T. Wiener
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of Oct, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID S. WIENER & MARY T. WIENER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/28/95
date

[Signature]
NOTARY PUBLIC

My Commission Expires: Aug 1, 1998

191

ZONING DESCRIPTION FOR -- 24 OLD GRANARY COURT
CATONSVILLE, MD 21228

96-186-A

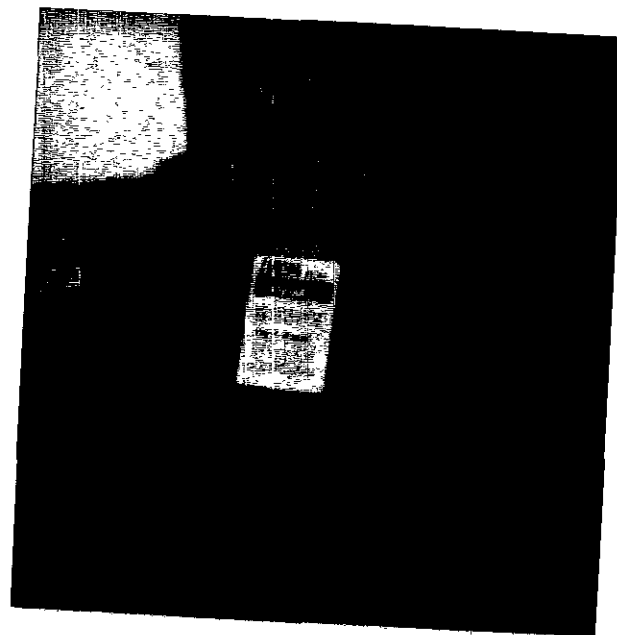
Beginning at a point on the - West Side of Old Granary Court which is 44 feet wide at a distance of 325 feet +/- south of the center line of - Vineyard Hill Road - which is 50 feet wide.

Being lot # 51, Block - , Section # 2 in the Subdivision of - FOXHALL FARMS - as recorded in the Baltimore County Plat Book # S.M. 62, Folio # 130, containing 6,512 square feet +/- .

Also known as 24 Old Granary Court, and located in;
Election District # 1
Councilmanic District # 7

mw55

MICROFILMED



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-186-A

District 1st Date of Posting 11/13/95
Posted for: Variance
Petitioner: David & Mary Wilson
Location of property: 74 Old Granary Ct.
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by W. H. H. H. Date of return: 11/17/95
Signature
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 191
11/17/95
000000

DATE 11/2/95 ACCOUNT R0016150

AMOUNT \$ 135.00

RECEIVED TRAFALGAR HOUSE.
FROM: _____

FOR: IRV 010 50.00 FOR 24 OLD GRANARY CT.
1 FIDPAMEN 020 50.00
(SIGN) 080 35.00

DEPARTMENT OF FINANCE
BA COLLECTIONS - 02-05

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-186-A (Item 191)
24 Old Granary Court
W/S Old Granary Court. 325' S of Vineyard Hill Road
1st Election District - 1st Councilmanic
Legal Owner: Trofolgar House Residential
Contract Purchaser: David S. Wiener and Mary T. Wiener

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 12, 1995. The closing date (November 27, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Trofolgar House Residential
David and Mary Wiener

MICROFILMED



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 2, 1995

TO: Hearing Officer

FROM: John L. Lewis
Planner II, PDM

SUBJECT: Item #191
24 Old Crannary Court

Per representative at filing, applicant will file photos prior to 11/9/95 and is accepting this requirement and understands issues.

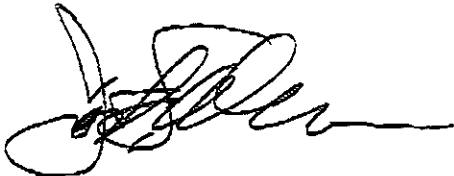
JLL:scj

191
David S. Wiener
1205 Rockwood Drive
West Chester, Pennsylvania 19380
(610) 344-9046

October 30, 1995

Subject: Petition for Administrative Variance Request
For 24 Old Granary Court - Catonsville, Maryland 21228.
Foxhall Farm Cluster Community - Lot 51.

I hereby designate Max N. Wiener , P.E. to act in my behalf to handle the petition for
administrative variance at 24 Old Granary Court - Catonsville, Maryland 21228.

A handwritten signature in black ink, appearing to read 'David S. Wiener', with a long horizontal flourish extending to the right.

David S. Wiener

5576-95

11/27

Max N. Wiener P. E.

Telephone (410)-747-3921

2031 Edmondson Ave.
Catonsville, Maryland 21228

Att. Ms. Gwen Stephens
c/o Zoning Office Baltimore County Rm. 111
111 West Chesapeake Ave.
Towson, MD. 21204

Re: Zoning Administrative Variance Request
David S. Wiener 24 Old Granary Ct.
File #191
Nov. 22, 1995

Dear Ms. Stephens,

I am enclosing a copy of the approval information from the Foxhall Farm Cluster Homeowners Assoc. dated 11/21/95.

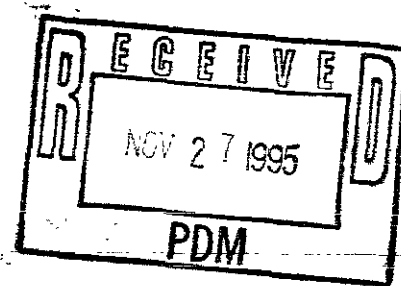
It is requested that this be inserted in the above referenced file prior to the review by the Zoning Commissioner.

Yours Truly,

Max N. Wiener

Max N. Wiener

encl. 1
ccdww
mw69



Foxhall Farm Cluster Homeowners Assoc.
Architectural Design Committee
Catonsville, Maryland 21228

Date 11-21-95

TO: David S. Warner
24 Old Maryland Cr. Lot #51
Catonsville, MD

Dear Homeowner:

The Architectural Design Committee of Foxhall Farm Cluster Homeowners Association has received your request dated 8-25-95 & 11-7-95 to construct a deck at the rear of your home at 24 Old Maryland Cr. as shown in plans dated 11-7-95

Your request has been

☒ Approved. You may need to obtain a Baltimore County Building Permit. You should check with the county.

☐ Disapproved. For the following reasons.

If you have any questions, please contact a member of the Architectural Design Committee.

Sincerely,

FFCHA Architectural Design Committee

By: Paul M. Harrington

96-186-A

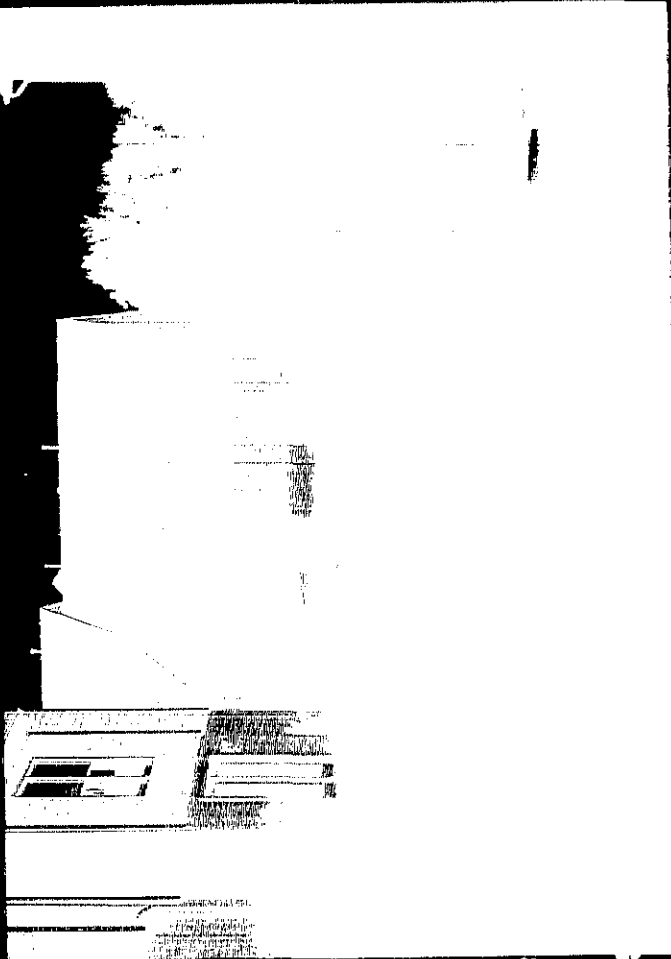
#191

Site Plan

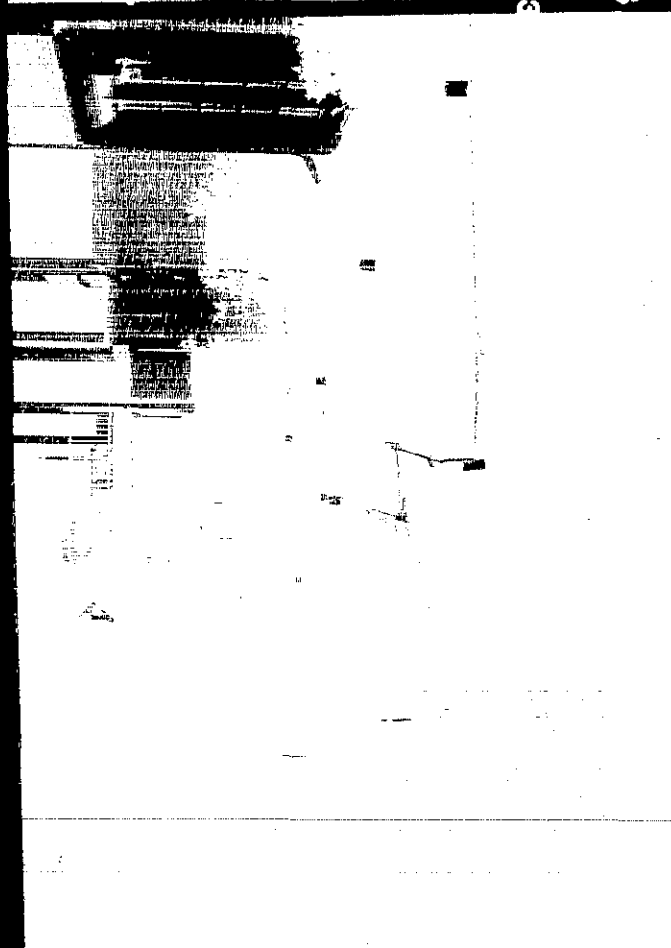
FOX HALL FARM - CATONSVILLE
MD.



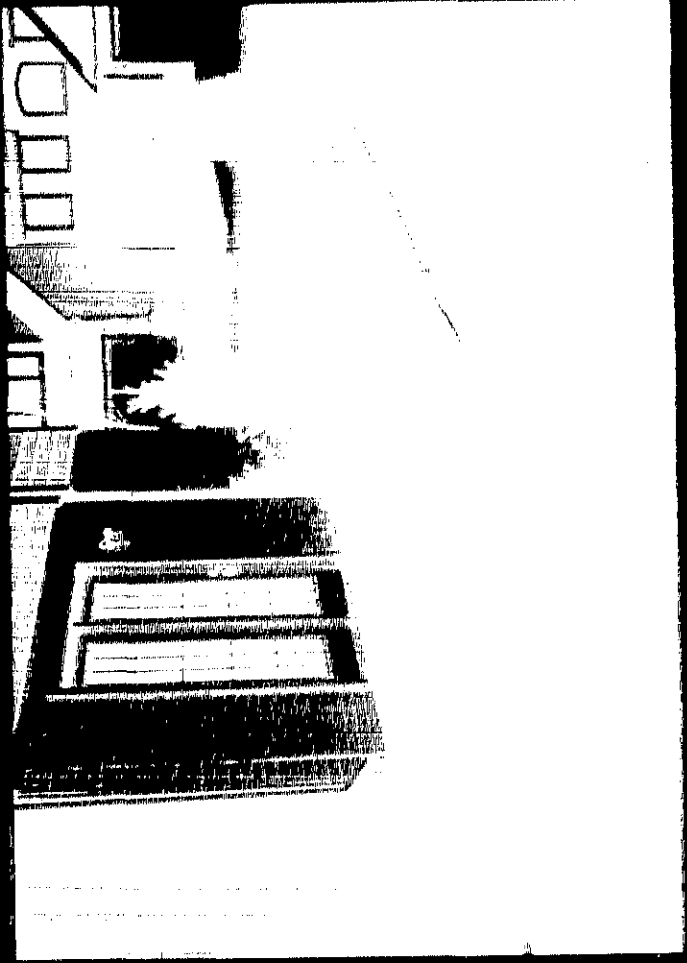
ZONING PETITION FOR ADMINISTRATIVE VARIANCE
 FOXHALL FARMS - CATONSVILLE MD.
 LOT #51 24 OLD GRANARY COURT
 ZONING PETITION FILE # 191



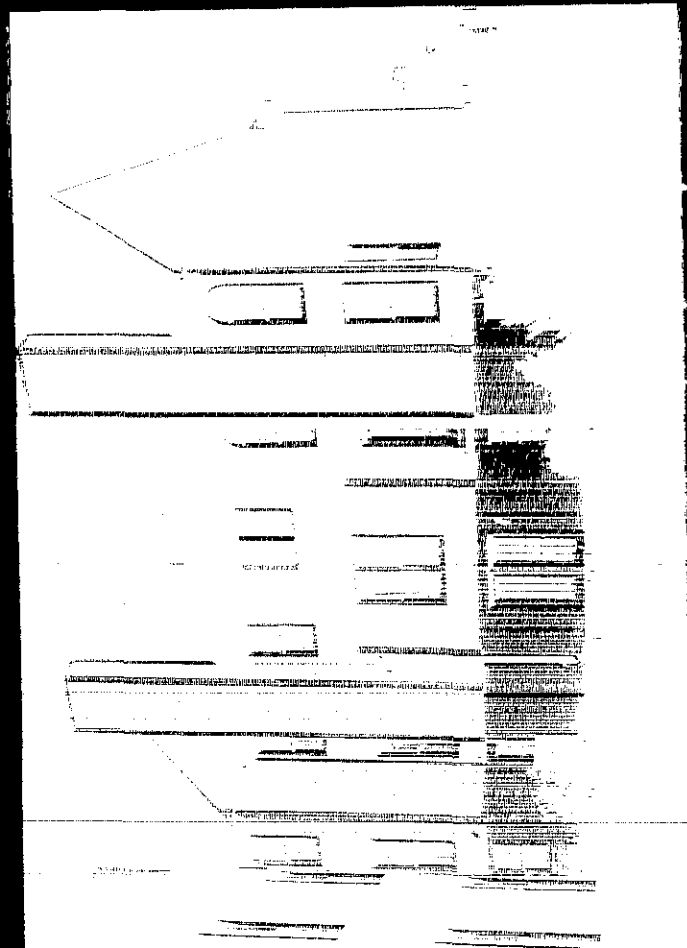
② Looking East



① Looking West - Proposed Deck - Yellow ribbon



4 Looking - East - Close Up
 - Deck - Yellow ribbon - Request Setback - pink



③ Looking North -

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S Old Grannary Court, 325 ft. S of Vineyard Hill Road
24 Old Grannary Court
1st Election District
1st Councilmanic District
David S. Wiener, et ux
Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-186-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by David S. Wiener and Mary T. Wiener, his wife, for that property known as 24 Old Grannary Court in the Foxhall Farm Section 2 subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 504 and 301.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (proposed rear deck) with a 6 ft. setback, in lieu of the required 11.25 ft., and to amend the Final Development Plan for Foxhall Farm Section 2 for lot No. 51. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

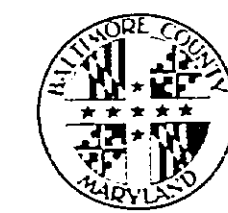
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 1995 that the Petition for a Zoning Variance from Sections 504 and 301.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (proposed rear deck) with a 6 ft. setback, in lieu of the required 11.25 ft., and to amend the Final Development Plan for Foxhall Farm Section 2 for lot No. 51 be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:mmm



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 24 Old Grannary Court Catonsville, Maryland 21228 which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V. B. b. b (CMPP) SECT 50.4 AND 301.1A BCZR (1971-1992) TO PERMIT AN OPEN PROJECTION (PROPOSED REAR DECK) WITH A 6 FT. SETBACK IN LIEU OF THE REQUIRED 11.25 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR SECTION 2 FOR LOT 51A OF THE Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Practical Difficulty: Proposed back wooden deck size insufficient for practical use due to zoning setback requirements for this area in light of unusual shaped lot.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:

David S. Wiener & Mary T. Wiener
(Type or Print Name)
David S. Wiener
(Signature)

1205 Rockwood Drive
Address
West Chester Pennsylvania 19380
City State Zipcode

Address for Postcard:

(Type or Print Name)

Signature

Address

City State Zipcode

(Use on electronic petition and affidavit, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Trofolgar House Residents
(Type or Print Name)

Brooks R Palmer
(Signature)

Brooks R Palmer
(Type or Print Name)

Signature

8965 Cuthbert Road 720-5071
Address Phone No.

Columbia MD 21046
City State Zipcode

Name, Address and phone number of representative to be contacted:

Max N Wiener P.E.

2031 Edmondson Ave 747-3921
Address Phone No.

Catonsville MD 21228

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 19th day of November, 1995, that the subject matter of this petition be set for a public hearing, as set out as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: _____ DATE: _____
ESTIMATED POSTING DATE: _____
ITEM #: 191

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 24 Old Grannary Court
Catonsville, Maryland 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please state in practical difficulty)

Practical Difficulty: Proposed back wooden deck size is insufficient for practical use due to county zoning setback requirements for this area in light of an unusual shaped lot.
Requesting that deck be allowed to be 6 feet from property center line instead of 11 feet 3 inch requirement under Baltimore County Code.

That Affiant(s) acknowledge(s) that if a present is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

David S. Wiener Mary T. Wiener
(Type or Print Name) (Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 28th day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
David S. Wiener & Mary T. Wiener

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
10/28/95
NOTARY PUBLIC
My Commission Expires: AUG. 1, 1998

ORDER RECEIVED FOR FILING
Date 12/1/95
By Tim Wiener

ORDER RECEIVED FOR FILING
Date 12/1/95
By Tim Wiener

ZONING DESCRIPTION FOR -- 24 OLD GRANNARY COURT
CATONSVILLE, MD 21228

Beginning at a point on the - West Side of Old Grannary Court which is 44 feet wide at a distance of 325 feet +/- south of the center line of - Vineyard Hill Road - which is 50 feet wide.

Being lot # 51, Block - , Section # 2 in the Subdivision of - FOXHALL FARMS - as recorded in the Baltimore County Plat Book # S.M. 62, Folio # 130, containing 6,512 square feet +/-.

Also known as 24 Old Grannary Court, and located in, Election District # 1 Councilmanic District # 7

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 161 Date of Posting: 11/19/95
Posted for: Variances
Petitioner: David S. Wiener & Mary T. Wiener
Location of property: 24 Old Grannary Ct.
Location of Sign: Along road way on property facing street
Remarks: _____
Posted by: Michelle Date of return: 11/22/95
Number of Signs: 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21264

November 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-186-A (Item 191)
24 Old Grannary Court
W/S Old Grannary Court, 325' S of Vineyard Hill Road
1st Election District - 1st Councilmanic
Legal Owner: Trofolgar House Residential
Contract Purchaser: David S. Wiener and Mary T. Wiener

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact such with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 12, 1995. The closing date (November 27, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jahn
Arnold Jahn
Director

cc: Trofolgar House Residential
David and Mary Wiener

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/2/95 ACCOUNT: Root 1350

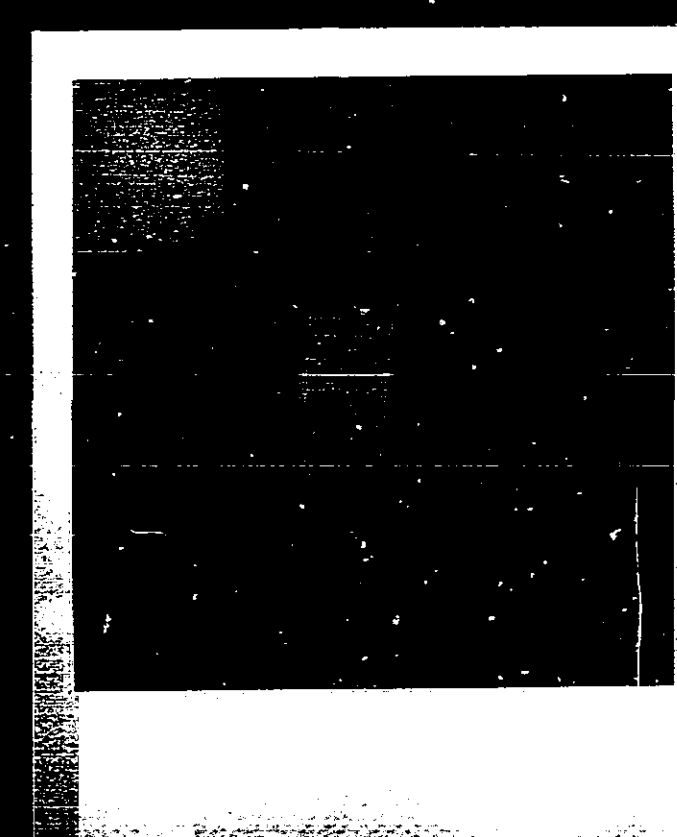
AMOUNT: \$ 135.00

PAID TO: TRAFALGAR HOUSE

100 010 5000 FOR 24 OLD GRANNARY CT.
100 010 5000 FOR 24 OLD GRANNARY CT.
(SIGN) 080 3500

024918811441CNC 11/3/95 NO
00 0011224111-02-95

VERIFICATION OF SIGNATURE OF CASHIER



David S. Wiener
1205 Rockwood Drive
West Chester, Pennsylvania 19380
(610) 344-9046

October 30, 1995

Subject: Petition for Administrative Variance Request
For 24 Old Granary Court - Catonsville, Maryland 21228.
Foxhall Farm Cluster Community - Lot 51.

I hereby designate Max N. Wiener, P.E. to act in my behalf to handle the petition for administrative variance at 24 Old Granary Court - Catonsville, Maryland 21228.

David S. Wiener

Max N. Wiener P. E.

2031 Edmondson Ave.
Catonsville, Maryland 21228

Att. Ms. Gwen Stephens
c/o Zoning Office Baltimore County Rm. 111
111 West Chesapeake Ave.
Towson, MD. 21204

Re: Zoning Administrative Variance Request
David S. Wiener 24 Old Granary Ct.
File #191
Nov. 22, 1995

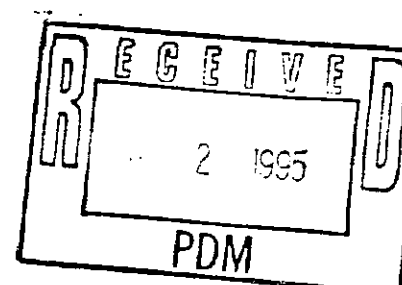
Dear Ms. Stephens,

I am enclosing a copy of the approval information from the Foxhall Farm Cluster Homeowners Assoc. dated 11/21/95.

It is requested that this be inserted in the above referenced file prior to the review by the Zoning Commissioner.

Yours Truly,
Max N. Wiener
Max N. Wiener

encl. 1
ccdw
mw69



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
PROPERTY ADDRESS: 24 OLD GRANARY COURT - CATONSVILLE, MD
SUBDIVISION NAME - FOXHALL FARM - SECTION 2
PLAT BOOK S M 82 FOLIO 130 LOT 51
OWNER - TRAFALGER HOUSE RESIDENTIAL
CONTRACT PURCHASER - DAVID S WIENER

Foxhall Farm Cluster Homeowners Assoc.
Architectural Design Committee
Catonsville, Maryland 21228

Date 11-21-95

TO: David S. Wiener
24 Old Granary Ct.
Catonsville, MD

Dear Homeowner:

The Architectural Design Committee of Foxhall Farm Cluster Homeowners Association has received your request dated 11-25-95 to construct a deck at the rear of your home at 24 Old Granary Ct. as shown in plans dated 11-7-95.

Your request has been

Approved. You may need to obtain a Baltimore County Building Permit. You should check with the county.

Disapproved. For the following reasons.

If you have any questions, please contact a member of the Architectural Design Committee.

Sincerely,

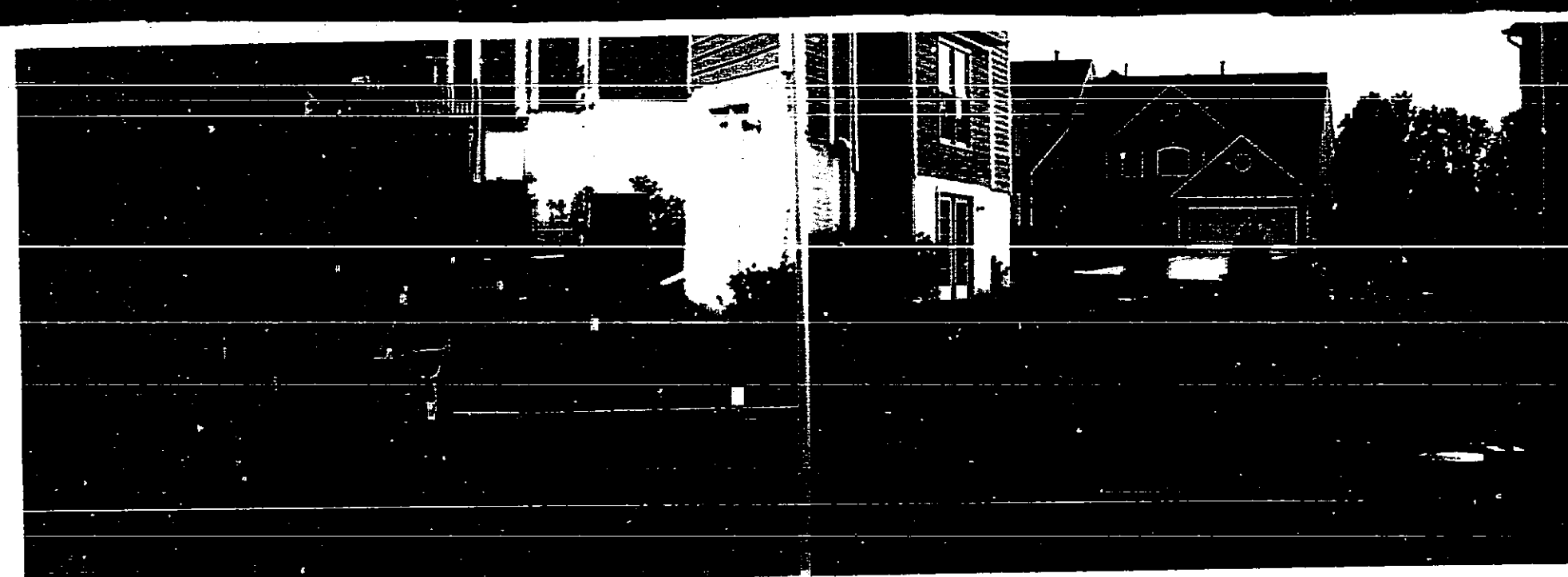
FFCHA Architectural Design Committee

By: Paul A. Harrington

Site Plan FOXHALL FARM - CATONSVILLE MD.

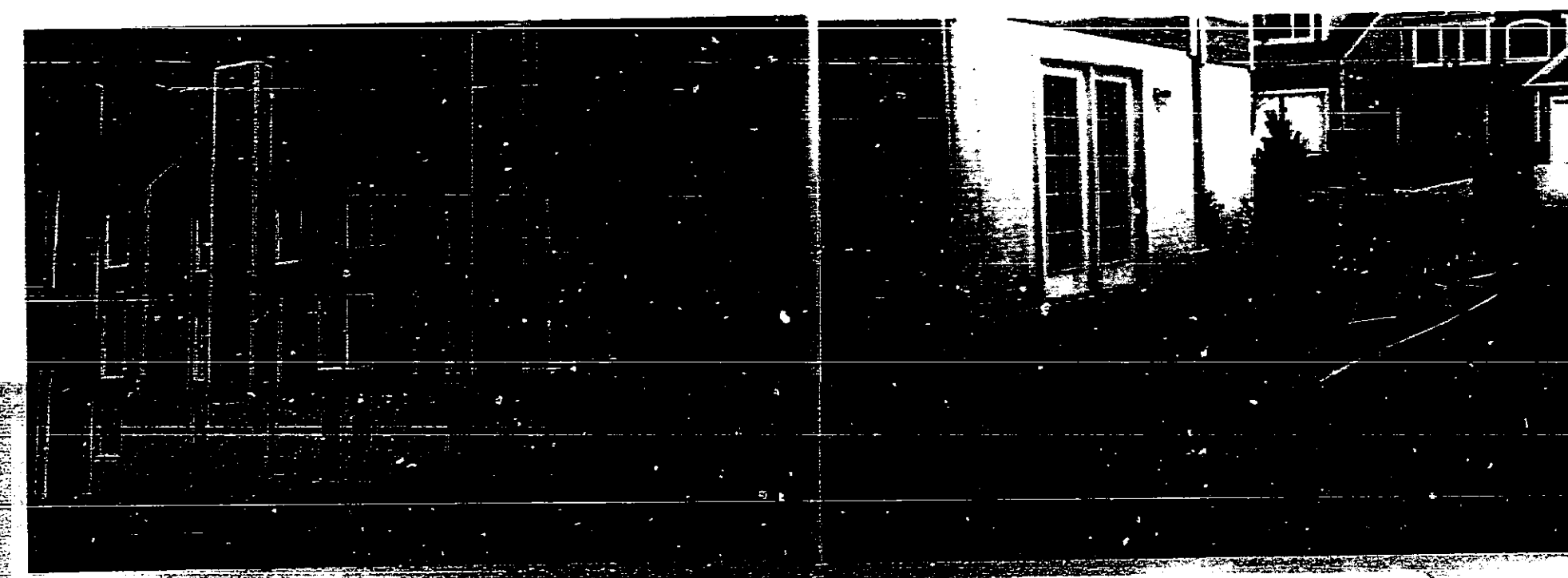


SHEET 1



Looking West - Proposed Deck Yellow ribbon

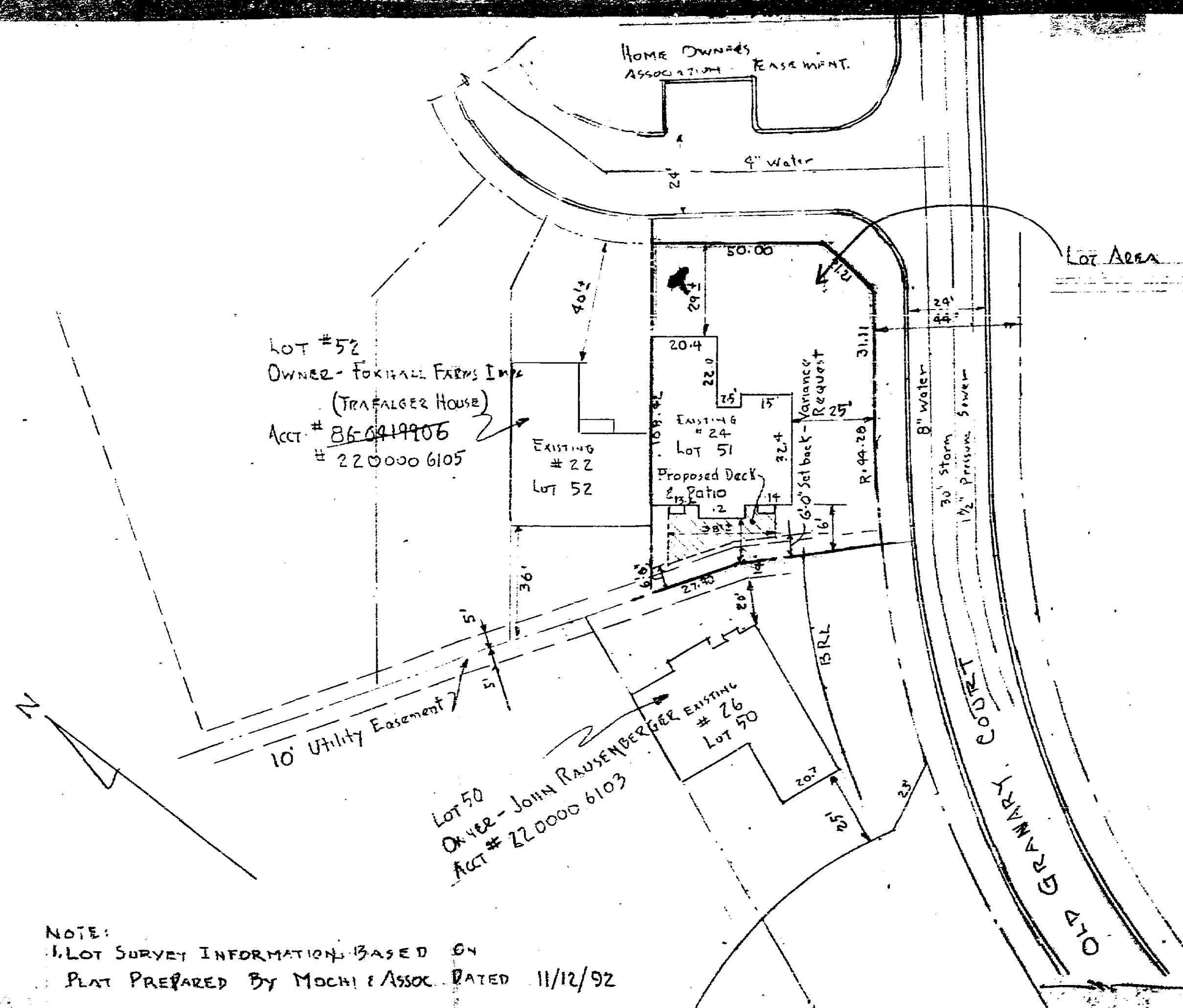
Looking East



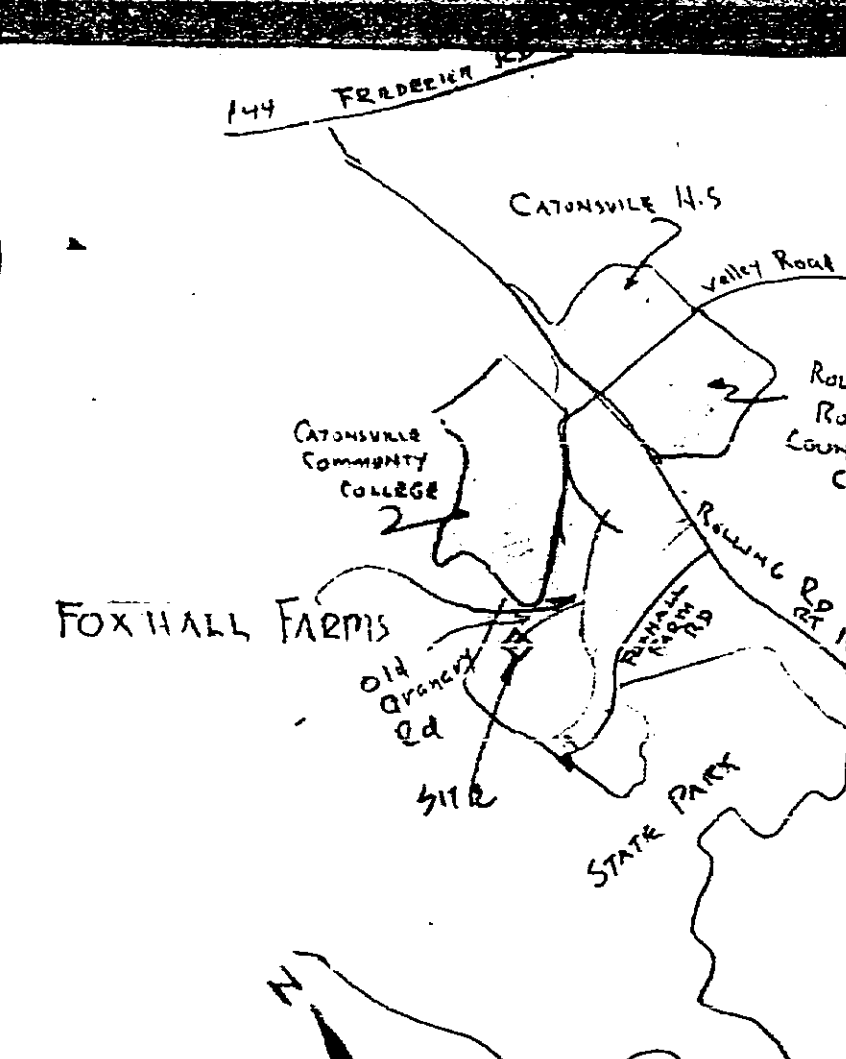
Looking North

Looking - East - Close Up
Paving Yellow ribbon - Regret Setback - pink

ZONING PETITION FOR ADMINISTRATIVE VARIANCE
FOXHALL FARM - CATONSVILLE MD.
LOT #51
24 OLD GRANARY COURT
ZONING PETITION FILE #191
96-186-A



NOTE:
1. LOT SURVEY INFORMATION BASED ON
PLAT PREPARED BY MOCHIL ASSOC. DATED 11/12/92



VICINITY MAP
SCALE 1" = 2000' ±

LOCATION INFORMATION

Councilmanic District: 7
Election District: No 1
1" 200' scale map = SW5F
Zoning DR 2

Lot Size = 0.15 Ac ± 6512 ± SF

Public

Sewer

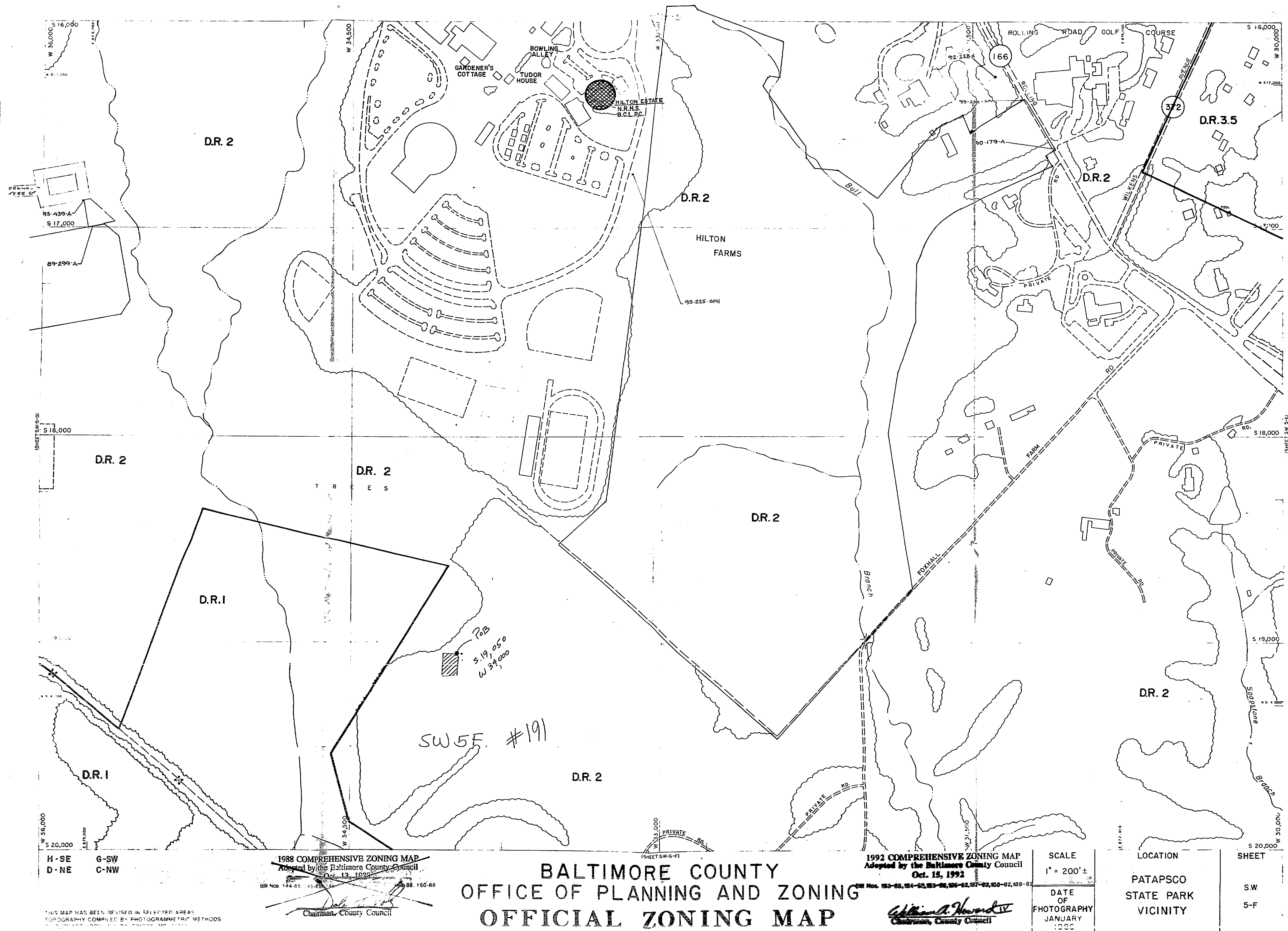
Water

Chesapeake Bay Critical Area

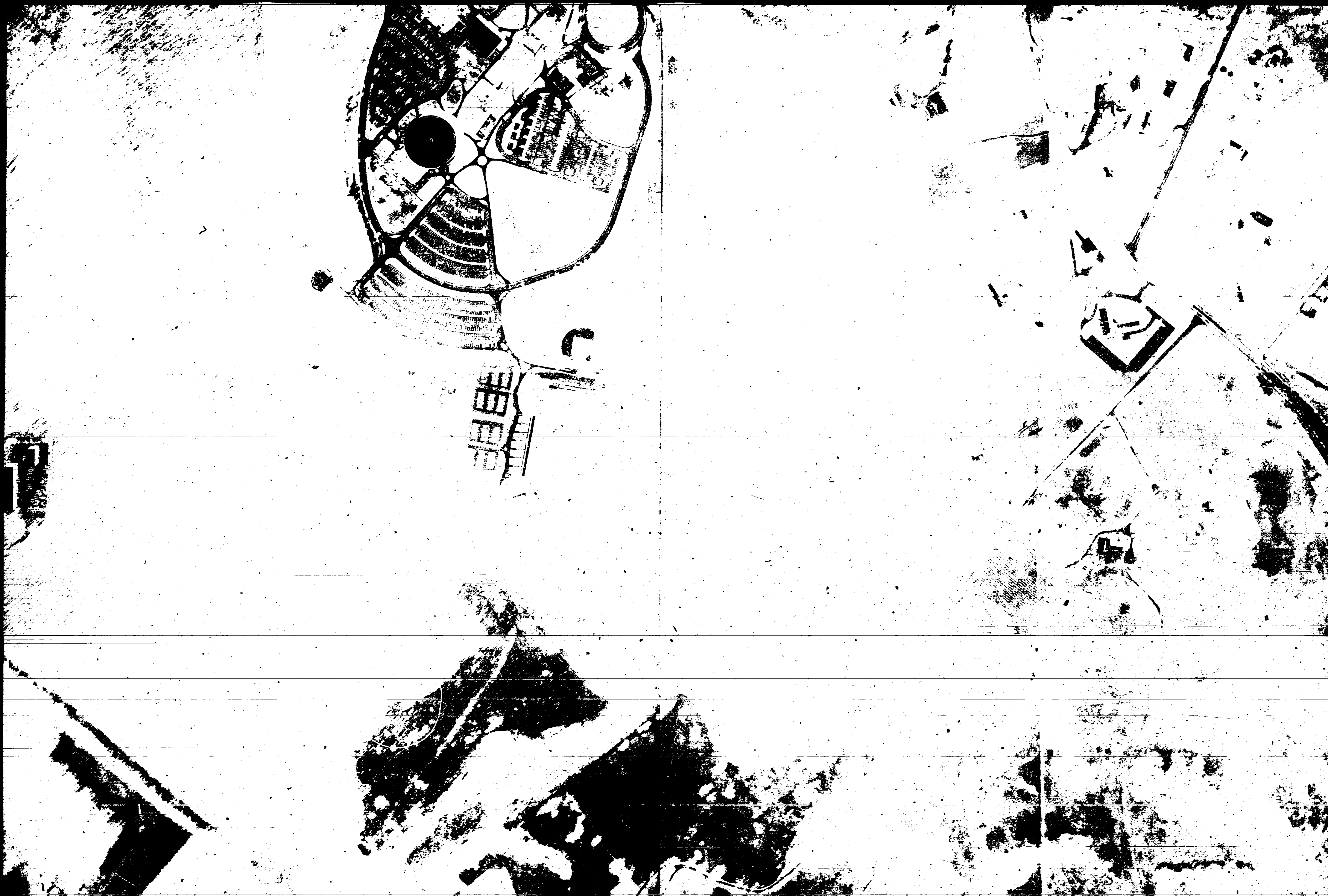
Prior Zoning Hearings: None

Zoning Office USE ONLY

Review By Item # Case #



96-186-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

#191
SW5F
96-186-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PATAPSCO	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986	STATE PARK VICINITY	5-F